



**GRASSROOTS**  
REALTY GROUP

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**311, 1000 Citadel Meadow Point NW  
Calgary, Alberta**

**MLS # A2261523**



**\$348,888**

<b>Division:</b>	Citadel		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	845 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 659
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		

**Inclusions:** None

Welcome to Citadel Meadows Point NW, a beautifully updated two-bedroom, one-bathroom condo in the highly desirable community of Citadel. This well appointed bright and inviting home features a functional layout with spacious bedrooms, a full bathroom, and the convenience of in-suite laundry. The modern updates throughout create a fresh, move-in-ready atmosphere that is perfect for first-time buyers, downsizers, or investors. Enjoy your morning coffee or unwind in the evening on your private balcony, while your vehicle stays secure year-round in the heated underground parking. The location is unbeatable, with close proximity to shopping, schools, parks, walking paths, and public transportation, making everyday living both convenient and enjoyable. Citadel is known for its family-friendly environment, abundant green spaces, and quick access to major roadways like Stoney Trail, while also being just minutes from Crowfoot Crossing and a wide variety of amenities. With its ideal combination of comfort, style, and community, this condo is an excellent opportunity to enjoy everything northwest Calgary has to offer.